

Marketing Preview



87 Cairns Road, Bighton, Sheffield, S20 1AN

£210,000

Bedrooms 3, Bathrooms 1, Reception Rooms 1



This three-bedroom semi-detached property is situated in the popular area of Beighton in a private position set back from the road. The home benefits from a generous, well-presented garden, off-road parking for multiple cars, a modern stylish kitchen and bathroom, downstairs W/C, and masses of storage. Ideally located close to Rother Valley and local amenities, this property is perfect for first-time buyers, couples, or families.

SUMMARY

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Entry via the front or rear of the property into a welcoming hallway with neutral décor and carpet flooring. The downstairs W/C is fitted with a close-coupled W/C, sink, and window. The kitchen/diner is modern and stylish with an open layout, two windows, ample wall and base units, contrasting worktops, integrated oven, gas hob, extractor fan, space for a washing machine, laminate flooring, storage cupboard, and two light fittings. The lounge is spacious and neutral, featuring a fireplace, carpet flooring, and a window.

The stairs and landing feature neutral décor, carpet flooring, loft access, and an over-stairs storage cupboard. Bedroom one is a double room with carpet flooring and a window. Bedroom two is also a double room with carpet flooring, window, neutral décor, and feature wallpaper. Bedroom three is a single room with neutral décor, carpet flooring, and a window. The bathroom is modern and stylish, fitted with a bath and shower, glass screen, sink and toilet unit with storage, laminate flooring, spotlights, and an obscure window.

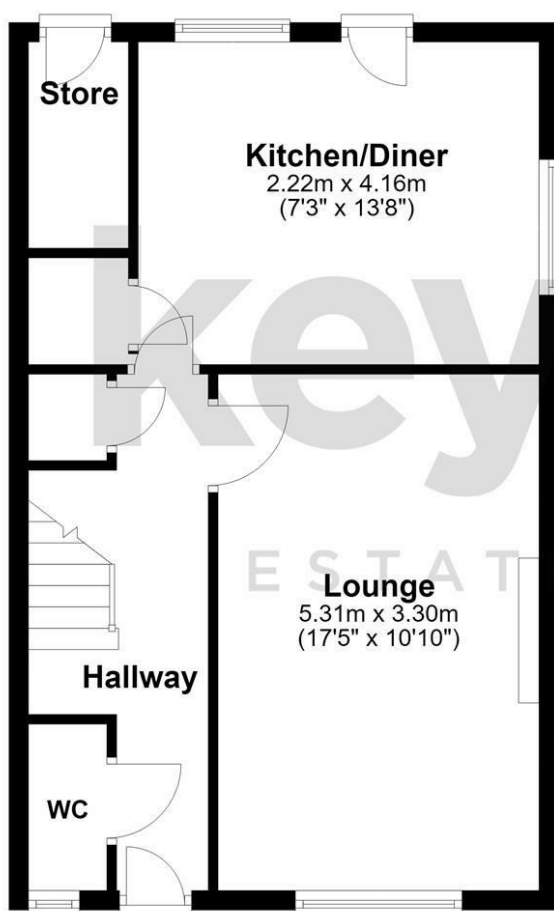
The property sits on a large, private, and well-presented plot featuring a patio area, space for off-road parking for multiple vehicles, a large lawned area, and shrubbery.

PROPERTY DETAILS

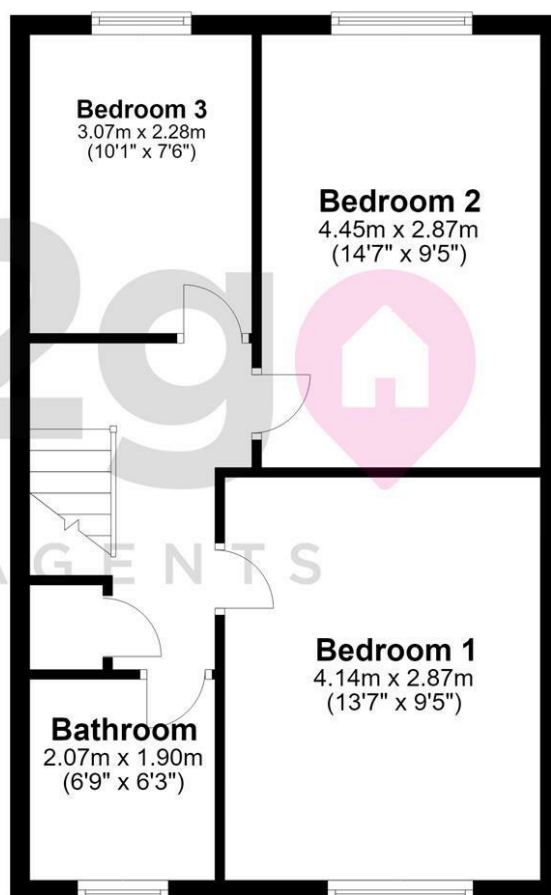
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- CONDENSER BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

